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D. BRUCE GARDINER

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PLANNING DEPARTMENT
BY

March 31, 2015

Mr. Scott Guter
City of Kirkland
Planning and Community Development Department
123 Fifth Ave.
Kirkland, WA 98033

Re: *Lee Reasonable Use, Case No. SAR15-00189*

Dear Mr. Guter:

I am writing to express my concerns regarding the reasonable use application No. SAR15-00189.

My wife and I have lived at 7020 NE 132d St in Kirkland for about 30 years. Our property adjoins the applicant's property to the North, alongside the unopened 132d Street. We have several concerns about permitting a driveway across the wet lands and class C stream that lay along the bottom of our property.

At least twice in the past 10 years, due to heavy rains, water coming down the ravine which is 132d street and along the drainage and stream that run down to Lake Washington, washed out the stream and caused significant damage to the property and the homes that are along that stream. King County had to replace the stream bed and place riprap to restore the sides of the stream. Any development across or alongside this stream would seriously impact the flow of water during runoffs, and could again damage the properties and homes below our property. The wetlands across which any driveway would go are essential to absorb the runoff and blunt the force of the water running down the ravine and should not be harmed.

Several years ago, before this area was annexed by Kirkland, a five lot parcel was developed just north of our property on NE 132d Lane. To handle the water runoff from that parcel, a 30,000 gallon retention vault was built and a 16 inch pipeline was installed running across our neighbor's to the north and our property running down the 132d ravine and exiting at a crib which would be in the center of the proposed driveway of this application. The proposal would, of course, negatively impact this storm line, not only at the crib, but along the line, which was not built to support anything on top of it. The volume of water exiting this storm line, during heavy rainfall is enormous, at times even overwhelming the crib with its water. In addition, additional surface water runoff from the top and the sides of the 132d ravine running alongside this pipeline down the hill, producing additional water into the wetlands and the stream at the top of NE 130th Pl. During heavy rains, water can be seen bubbling up out of the ground

beside the lowest manhole of the pipeline. Any proposed driveway across the water runoff would obstruct its flow, causing additional flooding.

The soils of the hillsides of the ravine are weak, and we are concerned about landslides in the ravine that might be caused by any construction, and existence of a driveway below and alongside our property. Several times within the past five years large fir trees have fallen across the path that travels along the ravine due to the weakened support for their roots. Remains of these trees can still be seen in the bottom of the ravine as well as on the sides. Landslides alongside the wetlands would also cover them, not only destroying the native vegetation but burying the water absorption properties that the wetlands provide.

For these reasons, we would oppose the application and any construction or impervious surfaces alongside or across the wetlands and the class C stream.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "D. Bruce Gardiner". The signature is fluid and cursive, with the first name "D." being more prominent and stylized.

D. Bruce Gardiner